

**AVAILABLE!**

# OUTBACK PROPERTIES

3 Restaurants Sized: 6,115-6,192 SF

Longmont, Louisville & Ft. Collins

**1315**

Dry Creek Dr.  
Longmont, CO 80503

**FOR SALE**

**988**

W. Dillon Rd.  
Louisville, CO 80027

**FOR SUBLEASE**

Expiration:

**3/31/36**

**807**

Harmony Rd.  
Fort Collins, CO 80525

**FOR SUBLEASE**

Expiration:

**3/31/36**

— Contact Broker for Pricing —

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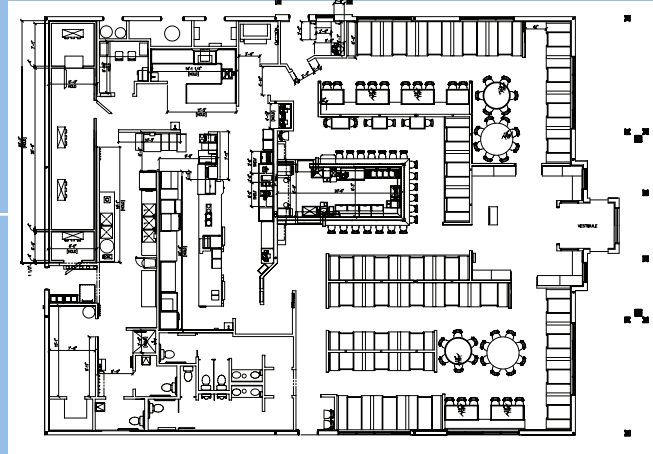
[colliers.com/denver](http://colliers.com/denver)

**Colliers**

FOR SALE

**1315**  
 Dry Creek Dr.  
 Longmont, CO 80503

Size: 6,192 SF / Year Built: 2004 / Land Size: 1.65 AC



\* Longmont taxes — \$40,002

- \* Built in 2004
- \* Freestanding restaurant in the heart of Longmont's retail trade area
- \* Surrounded by over 430 hotel rooms
- \* FF&E included



**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	7,780	47,726	105,388
Total Daytime Population	10,661	50,266	98,669
Average HH Income	\$136,724	\$113,132	\$106,944

ESRI 2020 Estimates

**TRAFFIC COUNTS**

Clover Basin Dr. West of Dry Creek Dr.	8,935 VPD — 2018
Clover Basin Dr. East of Dry Creek Dr.	13,610 VPD — 2020
S. Hover Rd. South of Clover Basin Dr.	34,827 VPD — 2018
S. Hover St. North of Clover Basin Dr.	34,367 VPD - 2018

ESRI 2020 Estimates



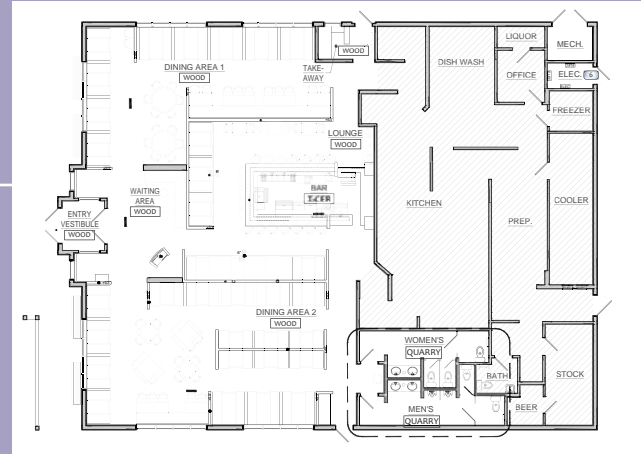
**FOR SUBLEASE**

Sublease Expiration:  
3/31/36

**988**  
W. Dillon Rd.  
Louisville, CO 80027

Size: 6,163 SF / Year Built: 1996 / Land Size: 1.76 AC

- \* Freestanding restaurant
- \* Over 400 hotel rooms in the immediate area
- \* Less than 2 miles from Avista Adventist Hospital (100 patient beds)
- \* Less than 1 mile from the Downtown Superior Development (1.4k residential units, 817.6K SF commercial/retail, 150K indoor recreation center)



- \* FF&E included
- \* Louisville taxes — \$52,188



**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	6,269	39,625	99,245
Total Daytime Population	8,682	46,560	112,073
Average HH Income	\$160,849	\$160,039	\$145,239

*ESRI 2020 Estimates*

**TRAFFIC COUNTS**

McCaslin Blvd. South of W. Dillon Rd.	37,777 VPD — 2020
McCaslin Blvd. North of W. Dillon Rd.	27,976 VPD — 2020
W. Dillon Rd. East of McCaslin Blvd.	14,657 VPD — 2020

*ESRI 2020 Estimates*



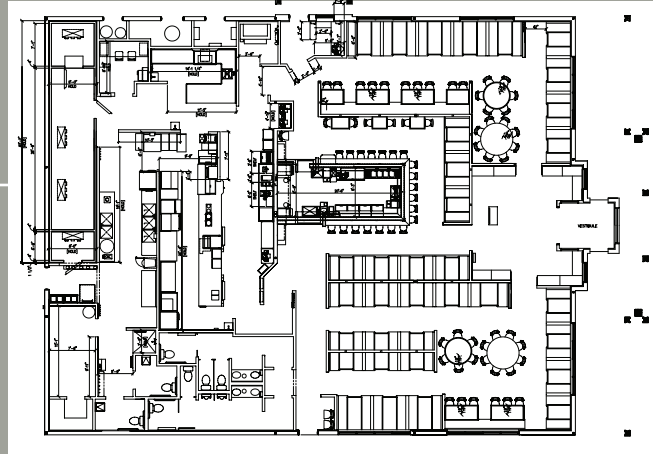
**FOR SUBLEASE**

Sublease Expiration:  
3/31/36

**807**

**Harmony Rd.**  
Fort Collins, CO 80525

Size: 6,115 SF / Year Built: 1995 / Land Size: 1.26 AC



- \* Freestanding restaurant
- \* Outparcel of Ft. Collins Shopping Center – power center anchored by Sam’s Club & Kohl’s
- \* Retail and hospitality dense corridor
- \* FF&E included

\* Fort Collins taxes — \$86,824.66



**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	9,888	94,514	165,481
Total Daytime Population	13,371	97,535	175,857
Average HH Income	\$99,309	\$100,245	\$89,905

ESRI 2020 Estimates

**TRAFFIC COUNTS**

E. Harmony Rd. East of E. Boardwalk Dr.	34,419 VPD – 2020
E. Harmony Rd. West of E. Boardwalk Dr	37,209 VPD - 2020

ESRI 2020 Estimates



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